

Globeville Community House
(Globeville Youth Center, Globeville
Recreation Center)
4496 Grant Street
Denver
Denver County
Colorado

HABS No. CO-51

HABS
COLO
16-DENV,
11-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Rocky Mountain Regional Office
Department of the Interior
P.O. Box 25287
Denver, Colorado 80225

HISTORIC AMERICAN BUILDING SURVEY

HABS
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GLOBEVILLE COMMUNITY HOUSE HABS No. CO-51
(Globeville Youth Center, Globeville Recreation Center)

Location: 4496 Grant Street (southeast corner of Grant Street and East 45th Avenue), Denver, Denver County, Colorado

USGS Commerce City Quadrangle, Universal Transverse Mercator Coordinates: 13.501480.4402920

Present Owner: City and County of Denver, 1460 Cherokee Street, Denver, Colorado 80202

Present Occupant: Globeville Recreation Center

Significance: The building is significant as a community center for the immigrant community of Globeville, a residential neighborhood with broad ethnic diversity. It provided social services to immigrant families and helped them adapt to American customs. It also offered opportunities for education, recreation and social activities. The construction of the building is associated with two prominent Denver businessmen, William P. McPhee and Frederic R. Ross, and with the Denver Real Estate Exchange, an organization of professional real estate brokers.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1920 (Water Tap Permit, July 2, 1920. Denver Water Department; Denver Municipal Facts, January - February, 1921, pp. 10-11).
2. Architect: Montana Fallis. (Water Tap Permit). Fallis was born in Gray's Summit, Missouri in 1864 and came to live in Denver in 1886. He joined the staff of the important Denver architectural firm of Frank E. Edbrooke and Company. In 1898, Fallis established his own practice and occasionally joined forces with architects John Stein and Robert Willison on the design of important Denver buildings. (Obituary, The Denver Post, December 6, 1938, p. 19). The following important Denver buildings are associated with Fallis:

The Buerger Brothers Building, 1929, 1732 Champa Street
(Building Permit Application #2687, June 6, 1929).

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The Ideal Building, 1907, (Colorado Federal Building), 821 17th Street, designed with John Stein (National Register nomination, listed on June 9, 1977; listed as a Denver Landmark on November 13, 1977).

The McClintock Building, 1910, 1554 California Street, designed with Robert Willison (Building Permit Application #1891, July 23, 1910).

The Oxford Hotel Annex, 1912, 1624 17th Street (Kenneth P. Carlson, "The Oxford Hotel Annex", n.d., Colorado Preservation Office).

The Westcourt Hotel, 1911, 1415 Glenarm Place, designed with Robert Willison (Building Permit Application #1134, June 2, 1911), demolished 1982.

3. Original and subsequent owners: The following is the chain of title from the Master Property Books (microfilm) at the Denver Tax Assessor Office, 1445 Cleveland Place, Denver:

Legal description: Lots 25 to 27, Block 10, Garden Place Addition to the City and County of Denver.

1892 Lots 25 to 41, 47, 48, transferred to Anna K. McLean, deed recorded on October 29, 1892.

1919 Lots 25 to 27, transferred to Cornelius Frear, deed recorded, December 6, 1919.

1921 Lots 25 to 27, transferred to the City and County of Denver, deed recorded February 5, 1921, Book 2748, page 247.

4. Builder, contractor, suppliers: Not known. The building permit cannot be located. The Denver Union Stock Yards Company graded the sidewalk around the building and graveled the space at the rear for a playground. They donated \$500 for playground equipment (Denver Municipal Facts).
5. Original plans and construction: The original plans have not been located. The Denver Municipal Facts published a photograph of the building shortly after completion of construction and gave a description of the interior. The original cost was approximately \$14,000. The library was located to the left of the entrance and the auditorium was to the right. It had movie equipment and was also used for community dances. There was a fifty person classroom in the rear of the building.

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6. Alterations and additions: There are several alterations determined by physical evidence, but the dates are unknown. The early photograph in Denver Municipal Facts shows a gabled tile roof over the front entrance which was removed but, the marks remain on the bricks above the doorway. A frame addition was put onto the southeast rear of the building. Part of the framing remains attached to the exterior. A new doorway was cut into the rear wall for access from inside as seen in the uneven brick work around the opening and the wood door framing now on the exterior. The doors into the two bathrooms from the old gym (southwest room) were sealed at some unknown date. Board and batten paneling was applied to the original plaster walls in the central hallway and the library (northwest room). Wood panels were also put on the gym walls.

In the 1950s, the original hot water heating system in the basement was replaced by gas forced air units installed in the attic space over the central hallway.

Several significant changes took place in the 1960s. A wood partition was added to the rear portion of the gym to create an arts and crafts room approximately 12 feet wide. Due to the warped oak floor in this section, the floor was raised, covered with tile and ramps installed. Composition tile was installed over the original oak flooring throughout the building. The frame addition on the rear was removed. A new office was built in the old kitchen area in the center rear of the building by partitioning off the north portion. Partition and walls were covered with contemporary sheet paneling. A window was cut into the wall between the new office and the old library which was converted into a pool room.

Construction began on a new gymnasium in a detached building at the rear in 1973 and was completed in 1974. The design was by architect, Ramon Martinez. To join the two buildings, a 10 foot wide concrete platform was built replacing the paved asphalt play area. The original concrete stoop at the front was probably replaced at this time with a new one with wrought iron railings similar to those on the rear platform. In 1980, about 5 feet of the lower portion of the exterior brick was painted a dark red with a dark brown band at the top.

- B. Historical Context: The Globeville Community House (The Denver Post, October 3, 1919, p. 4) was completed late in 1920 to meet the needs of the immigrant community of Globeville. Globeville began

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as Holdenville in 1885 as a residential community for the workers at the Holden Smelter. The name of the smelter was changed to the Globe in 1889. Globeville was incorporated as a town in 1891 and was annexed to Denver in 1904 (Barbara Norgren, "Globeville Neighborhood Survey Report", July 1983, pp. 4-5). Beginning in the mid-1880s up through the 1930s, people from most of the northern and central European countries came to live in Globeville which grew into a community with the greatest ethnic diversity of any area in or near Denver. Because of the low wages paid by the smelter and the continual arrival of immigrants, there was a need for community assistance where people could turn for help, learn to speak English and learn American customs.

In 1919, the proposal for a community house in Globeville was brought before the Denver Real Estate Exchange by William P. McPhee at the urging of his sister, Marguerite McPhee, who had a great interest in helping the people of Globeville (Denver Municipal Facts). Frederic R. Ross, vice president of the Exchange and one of Denver's leading realtors at that time, proposed that the Exchange present the City of Denver with the Community House as their annual gift for 1919 (The Denver Post, October 3, 1919, p. 4). According to Denver Municipal Facts, the first donation to the building fund was \$2,300 from the McPhee family. The remaining amount needed was quickly raised with contributions from the Exchange members and other Denver businessmen (Denver Times, April 7, 1920, p. 13).

Construction began the summer of 1920 (Water Tap Permit) and was completed toward the end of that year. Community House was accepted by the city at the Denver City Council meeting on December 29, 1920.

Community House had two half time social workers. Classes in home economics and American history were held as part of the University of Colorado Extension program. The August 21, 1927 issue of The Denver Post (sec. 1, p. 5) related that some 4,000 people in Globeville were served by Community House. A thirteen piece orchestra had been organized to perform and plays, movies and other entertainments were regularly presented. Meeting of various community groups were also held in the building.

A brass plaque was installed on the exterior of the building, but is now in storage.

"This building was erected through the efforts of the Denver Real Estate Exchange and the generosity of the family of Marguerite McPhee, who for many years was a devoted friend of Globeville."

Prepared by:
Barbara Norgren
Historic Preservation Consultant
August 1984

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The building reflects the simple and straight forward architectural design found in small commercial buildings constructed in the 1920s and 1930s. There are elements of Mission Revival style seen in the red tile roof, the stepped parapets with small arched niches and the exposed rafters and beams under the eaves.
2. Condition of the fabric: Fair to poor. On the exterior, the gutters and wood trim of eaves are in poor condition.

B. Description of Exterior:

1. Over-all dimensions: The building has a rectangular plan and is one story in height. The front measures 64 feet across with a 1 foot setback 21 feet from the northwest corner. The north wall is 39 feet wide and the south wall, 38 feet. The east rear wall is 64 feet across.

At the north end of the front facade, there is a corner bay with a flat roof and a parapet stepped down from the corners. The parapet continues around the top of the north, east, and south walls. There is a small basement room in the northeast corner.
2. Foundations: Concrete approximately 1 foot thick rising about 8 to 10 inches above grade. The water table at the top of the foundation is of face brick laid vertically.
3. Walls: Exterior walls are load bearing, of common brick with light tan color face brick laid in stretcher courses with a header and stretcher course every sixth course. Contrasting dark brown brick has been used as trim outlining the arched niches at the top of the parapet walls near the corners. There is a double course of brown brick capping the top of the parapet and a single course above the windows.
4. Structural system, framing: Load bearing exterior walls. Hip roof structure of heavy beams and joists. Floor supported by joists over dirt floor crawl space.
5. Porches: The front stoop is a non-original concrete platform with steps at either end and wrought iron rail along outside edge.

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6. Openings:

- a. Doorways and doors: The front entrance has double non-original wood doors with a small square window in the upper portion of each covered with heavy wire security screen. There is a three light transom above the entrance with wood mullions. The back door on the east rear is a single door faced with painted metal. To the north are steps leading down to the basement door. At the south side of the rear is a non-original doorway, now sealed with wood.
- b. Windows: The window openings are large and rectangular to admit the maximum amount of light. They all have transom lights divided by wood mullions. The widest windows have three vertical lights in the center divided by wood mullions with a one-over-one wood sash on each side. The others have a fixed one-over-one center portion with casements each side. There is one small rectangular window on the rear and a small sealed opening into the basement on the north side. The windows are covered with heavy gage wire security screen held in place by angle iron frames ending below the transoms. The window sills are a sloping course of brick.

7. Roof:

- a. Shape, covering: The major portion of the roof area is flat, sealed with tar and gravel. There is a narrow truncated hip section across the front facade south of the corner bay. This section is covered in red clay tiles. There are red tile pent roofs over the northwest window on the front facade and the center window on the north.
- b. Eaves: The roof framing elements of heavy beams and joists are exposed under the eaves of the hip roof and pent roofs. The undersides are faced with narrow boards. All are painted a dark reddish brown color.

C. Description of Interior:

- 1. Floor plans: Attached at end of data section.
- 2. Flooring: Composition tile over original oak flooring and raised floor of arts and crafts room is tiled. Office is carpeted.

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3. Wall and ceiling finish:

- a. Walls: The original wall finish is plaster over wood lath. In the entry hall, central hall and old library (northwest room), the walls are now covered with board and batten. The board panels measure approximately 15 inches wide with 2 by 4 battens covering the seams. All are stained a medium oak color and varnished. The former auditorium (southwest room) is also paneled, but without the battens. The back office is partitioned off from the back hall with contemporary wood paneling which is also on the walls in this area. The arts and crafts room is separated from the southwest room by a painted wood partition. The former office, now used for storage, has its original plaster walls. This is located in the northeast corner of the building over the basement.
- b. Ceilings: The original ceilings are plaster over metal lath. They are approximately 12 feet high and now have been lowered using acoustic tile panels.

4. Openings:

- a. Doorways and doors: The doorways from the entry hall into the northwest and southwest rooms have double non-original wood doors. There are fixed transoms above each doorway. There are what may be original panel doors in the northeast room leading to the lavatory, and in the two main lavatories on the south interior wall which are no longer used.
- b. Windows: The inside of the windows is covered with narrow gage wire screens to protect from breakage. The wood partition between the southwest room and the arts and crafts room has two screeded openings. The present office has a window opening into the back hall and one into the northwest room.

5. Trim: The plain door and window trim is 2 by 4 boards painted black and the baseboards are 2 by 6 also painted black. There is wood quarter round around the top of the wall in the southwest room.

6. Mechanical equipment:

- a. Heating: The present system is gas forced air system in the ceiling over the central hall. The original was hot water with radiators. The boiler and furnace were located in the small basement and are no longer there. The only remaining radiator is in the lavatory off the northeast room.

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- b. Lighting: The lighting in recessed and flush with the dropped ceilings.

D. Site:

1. General setting and orientation: The building is located on southeast corner of East 45th Avenue and Grant Street. The front facade faces west onto Grant and the north facade onto East 45th, the main east/west thoroughfare through the Garden Place section of Globeville. Although Garden Place is primarily residential, there are several one story commercial buildings from the 1920s period along the length of East 45th. South of the building along Grant Street are a number of small one story, single family residences dating from the late 1890s to the 1920s. Directly next door at 4480 Grant is a house with non-original lapped siding and enclosed front porch. Across Grant to the west is a stuccoed, one story store front addition to a two story house with an unusual gambrel roof.

Directly behind the building is the new gymnasium constructed 1973-1974. It is linked to the old building by a 30 foot wide raised platform with wrought iron railings along the outer edges and stairways.

Prepared by:
Barbara Norgren
Historic Preservation Consultant
August 1984

PART III. SOURCES OF INFORMATION

A. Early Views:

Denver Municipal Facts. January-February, 1921, p. 10, Western History Department, Denver Public Library.

B. Interviews:

Don Acosta, Director, Globeville Recreation Center, July 16, 1984.

Ken Mondragon, Coordinator, Globeville Recreation Center, July 16, 1984.

C. Bibliography:

1. Primary and unpublished sources:

Master Property Books, Denver Tax Assessor Office.

Building Permit Applications, Denver Building Department,
microfilm, Western History Department, Denver Public Library.

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2. Secondary and published sources:

Denver Municipal Facts. January-February, 1921, pp. 10-11.

The Denver Post. October 3, 1919, p. 4; August 21, 1927, Sec. 1, p. 5;
October 6, 1938, p. 19.

The Denver Times. April 7, 1920, p. 13.

Inventory Record. #5DV1690.33 (5DV1003; 5DV83), "Globeville
Youth Center", Colorado Cultural Resource Survey, Colorado
Preservation Office.

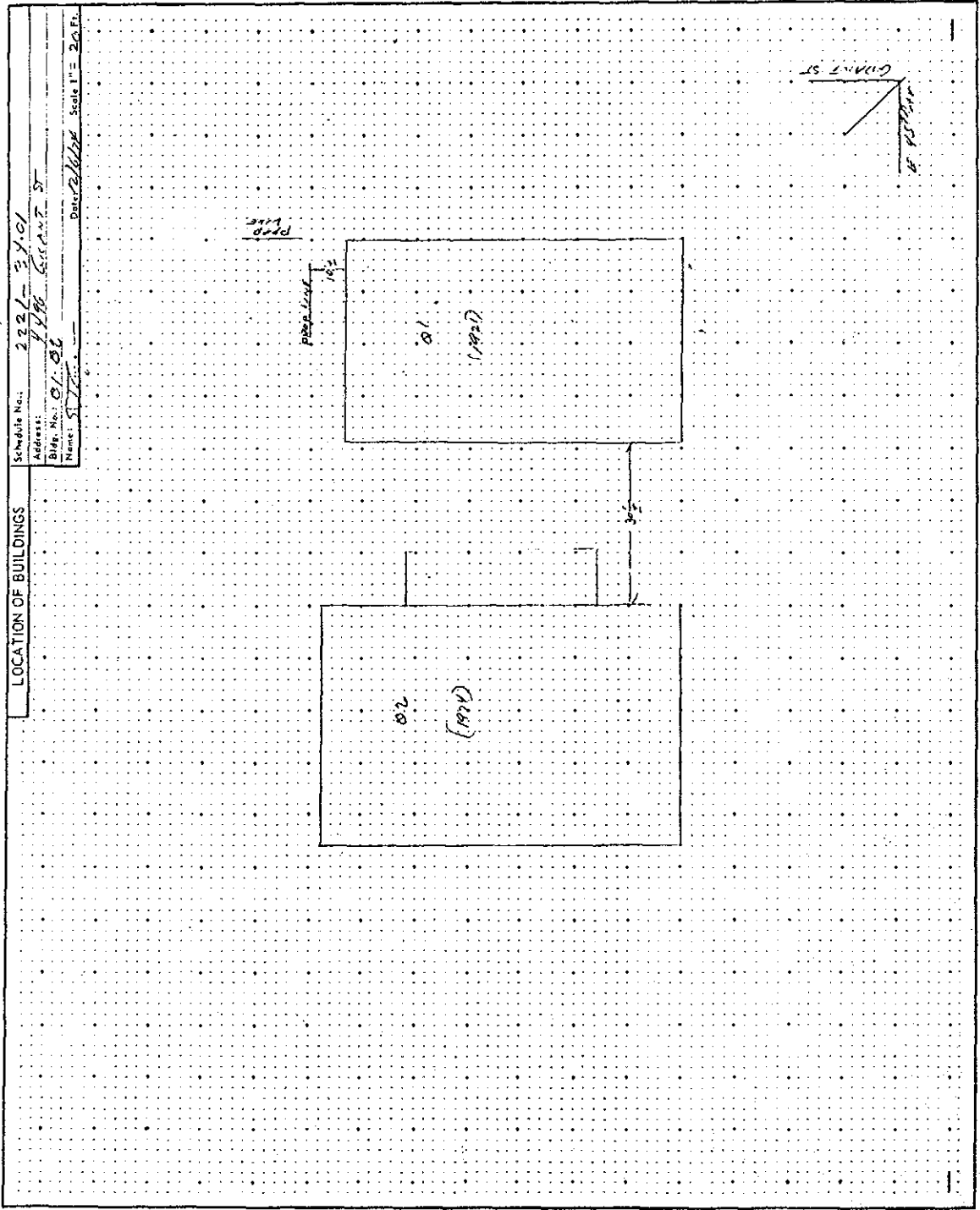
Norgren, Barbara. "Globeville Neighborhood Survey Report",
July 1983, Colorado Preservation Office.

PART IV. PROJECT INFORMATION

This project was undertaken by the Denver Community Development Agency in compliance with the Housing and Community Development Act of 1974 (Pub. Law 93-383), the National Environmental Policy Act of 1969 (Pub. Law 94-83), the Environmental Quality Improvement Act of 1970, the Historic Preservation Act of 1966 (Sec. 106), and the Memorandum of Agreement between the Advisory Council on Historic Preservation, the Colorado Preservation Office, and the Denver Community Development Agency as mitigation of the demolition of the Globeville Community House prior to the construction of a new recreation center facility on the site. The project was completed in August of 1984 under the supervision of Randy Moore, Neighborhood Project Development, Denver Community Development Agency. The historical and architectural data were prepared by Barbara Norgren, historic preservation consultant. The photography package was prepared by Clayton B. Fraser of Fraserdesign.

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SITE PLAN Denver Tax Assessor Office, 1445 Cleveland Place, Denver, CO 80202



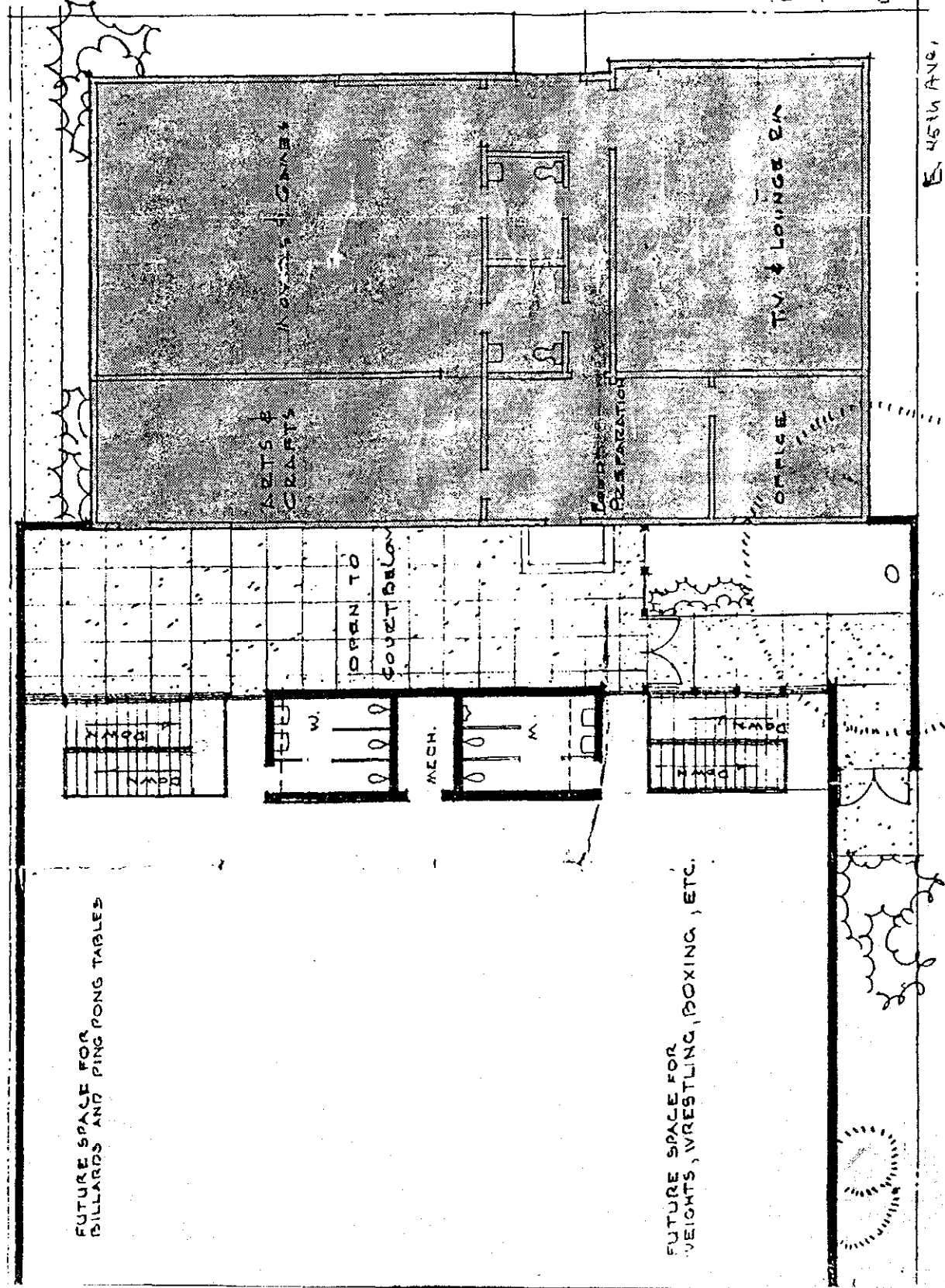
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Denver Tax Assessor Office, 1445 Cleveland Place, Denver, CO 80202

GLOBEVILLE COMMUNITY HOUSE

[illegible]

Floor Plan-date unknown
 Globeville Community
 Center files.



FUTURE LEVEL PLAN - 1/8" = 1'-0"